



American Soils Engineering LLC

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NORTH AMERICAN
COMMERCIAL

FOR LEASE

6000 S Eastern Ave
LAS VEGAS, NEVADA 89119

\$1.06 NNN

\$0.29 Est. CAM



Description

North American Commercial is pleased to exclusively market 6000 S Eastern Avenue Suite 6B Las Vegas, NV 89119 for lease.

The property consists of an industrial suite comprised of $\pm 3,920$ square feet situated on South Eastern Avenue. This property features a concrete tilt up structure, a nineteen (19') ft. minimum clear height, a front entrance, (2) 10 x 10' grade level doors, six (6) offices, a reception area, One (1) restroom, HVAC cooled one story office, portable swamp coolers, and a navigable ingress/egress ideal for anyone looking to occupy.

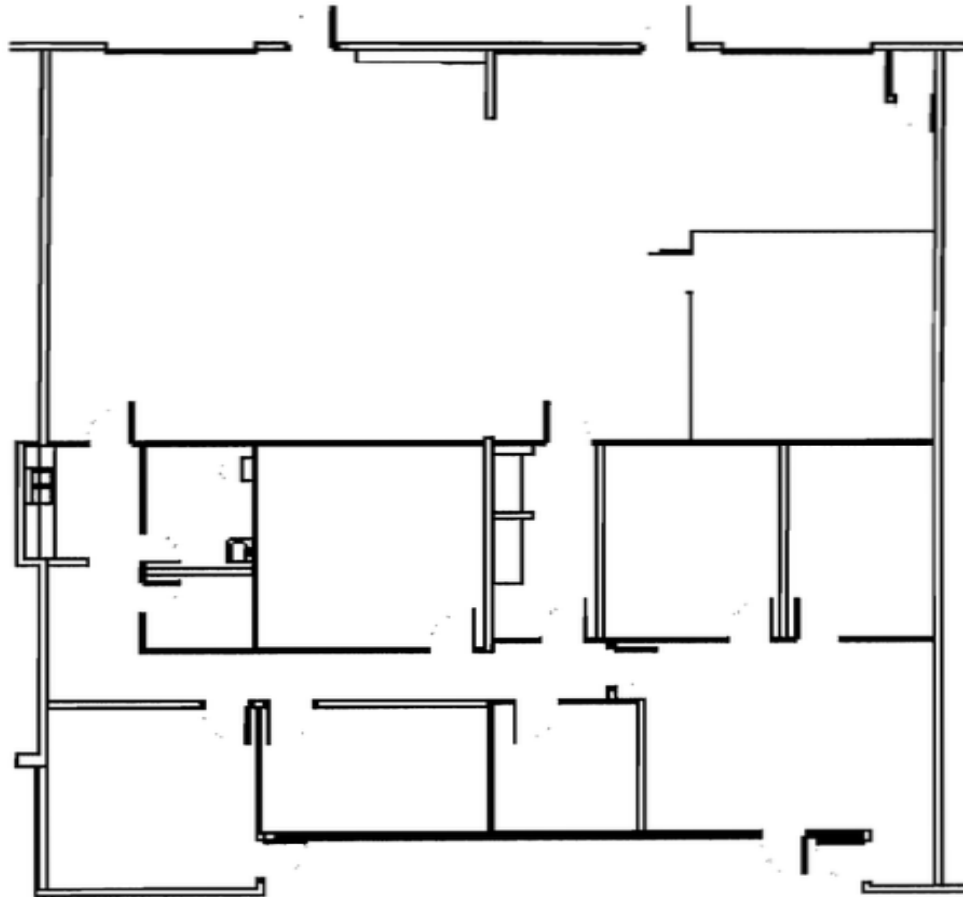
The unit is strategically located on South Eastern Avenue which services thousands of daily drivers and various retail complexes along the corridor. Suite 6B sits two blocks directly East of Harry Reid International Airport and less than Three (3) miles from the I-15 freeway.

*Tenant to verify all building specifications

Building Specifications

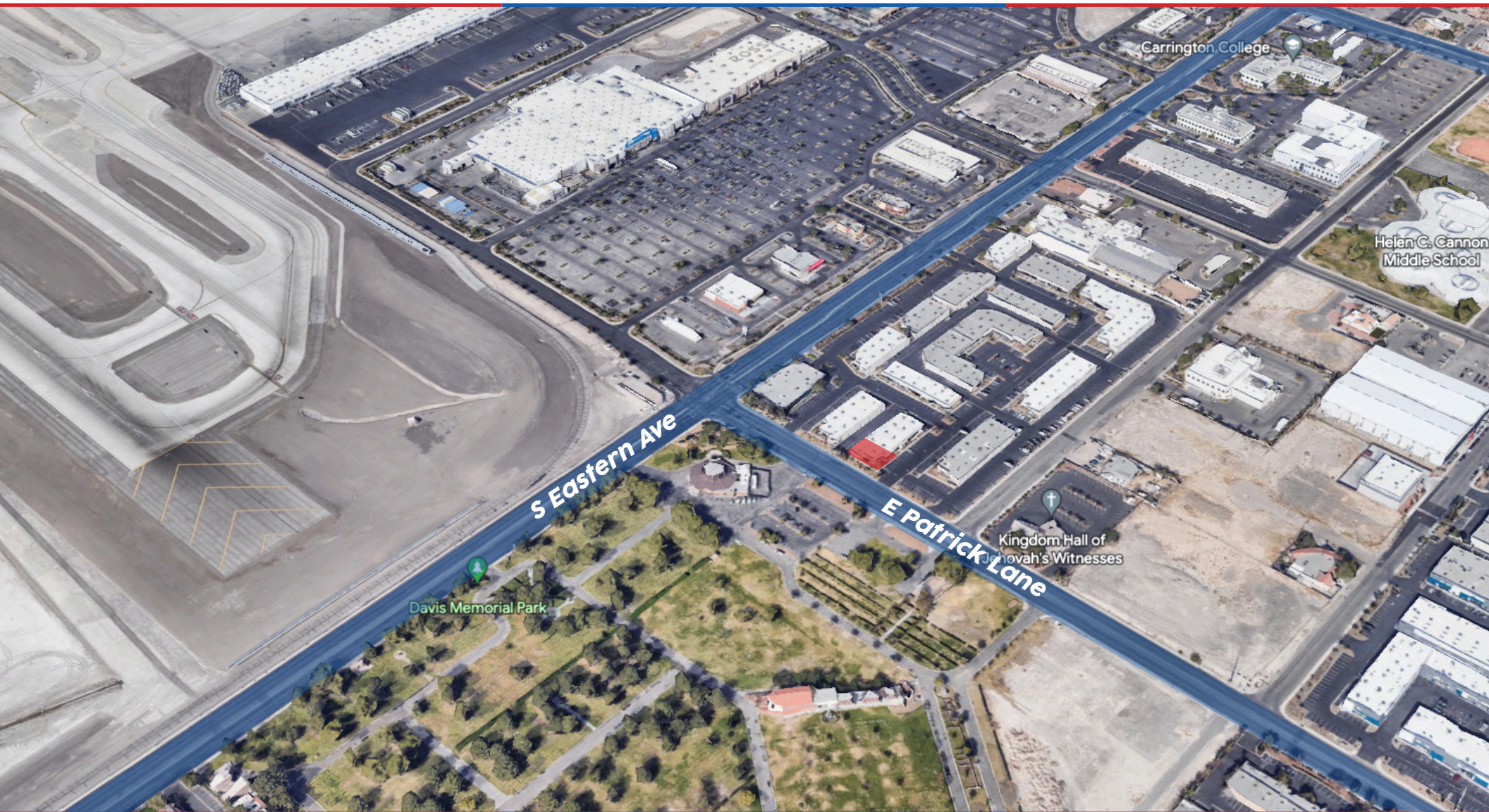
Property Type:	Industrial
Lease Type:	Sublease
Total SF:	3,920
Pricing:	\$1.06 Base Rent, .29cent CAM
Grade Loading:	(2) 10 x 10'
Zoning:	MD
Parking:	General Parking
Term Exp:	September 30th, 2024
Power:	TBD, (Tenant to Verify)
Year Built :	1988

Floor Plan





Property Map



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